

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

5-123

EAS.39

Town/City: Town of Eastham

Place: (*neighborhood or village*): North Eastham

Address: 4850 State Highway

Historic Name: Horton House

Uses: Present: retail store and nursery

Original: probably single family residential

Date of Construction: pre-1858

Source: historic maps, visual analysis, deeds

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: parged (brick noted on 1995 inventory form)

Wall/Trim: vinyl clapboard & wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:

Major Alterations (*with dates*): patio enclosure (2008); interior gutting & renovation (2009); rear expansions (dates unknown)

Condition: good (altered)

Moved: no ☒ yes ☐ **Date:**

Acreage: 2.58 acres

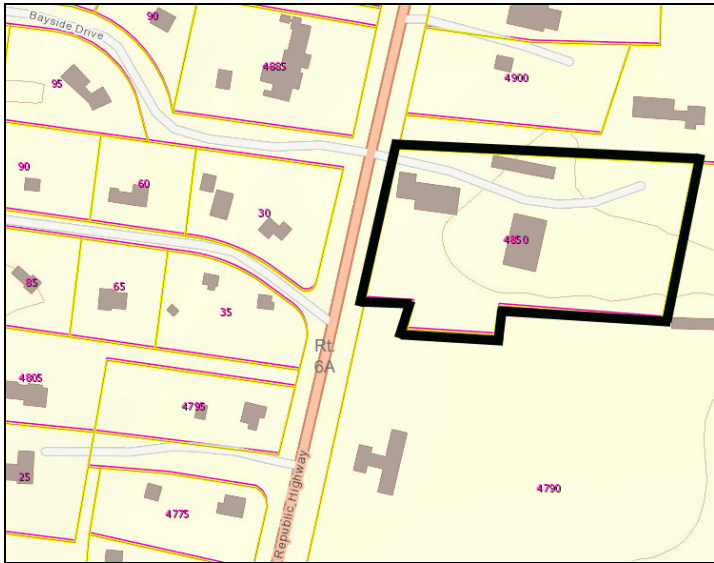
Setting: The subject property is located on the east side of State Highway/Rt. 6 in a strip of commercial development, mostly along the east side. The Penny House B&B lies across the highway to the northwest, to the north is a surf shop (mixed use commercial/residential), on the south and wrapping around to the east is the Family Sports Center; beyond it is the Cape & Vineyard Electric Co. easement and beyond that a former railroad ROW. Directly across the highway to the west is the Three Acres residential development.

Photograph



View from northwest.

Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

The subject property has been so thoroughly altered that the previous 1995 documentation of it gave it the general style classification of "vernacular." Indeed the one-story gable-roofed form of the original building with an asymmetrically organized front facade with six bays does not conform exactly to classical style categories, but it does suggest it was constructed in the Greek Revival period. However, a thorough interior inspection of finishes and construction details is needed to verify a date range for the building. In particular, the front facade looks as though it once featured a substantial frieze, now covered over. Later alterations may have added a bay to the left side, since the five bays to the right are symmetrically arranged around what would have been a center entrance. The siting of the front building close to the road also argues for a relatively early construction date. Other style clues to the building have been lost due to the residing of the front facade with vinyl clapboard and consequent loss of window trim and door surround details. The door is a replacement as are the sidelights. Awnings have been added over the replaced front windows. Changes to the exterior include the large stone chimney on the right facade which may have been added when the whole of this house was gutted in 2009, exterior walls reframed, new windows installed and building resided.¹ In 2008 a patio area under cross-gable roofs was enclosed.² A front gabled entrance vestibule added sometime before 1976 and documented in the 1995 photograph, has been removed. Early in the 20th century a large rear extension was added to the building for which no building records are available.

Today the house sits in the midst of a vast commercial nursery landscape (see aerial photograph, below) that includes a huge metal building about midway back on the property, behind which is an outdoor area for plants and two arched, plastic-covered greenhouses. Numerous pergolas are located in the area between the buildings. A wood rail fence extends along the front property line south of the house. The property has two access points off State Highway—one to the north of the house, another at the south edge of the property and there are large parking areas south of the building. A ground-mounted sign for the nursery is adjacent to the highway right-of-way. A sign for "Forsythia's Gifts," which is located in the original house, has been mounted on the roof and another directional sign, "Nursery Entrance Ahead" is mounted on the left (north) gable end wall.

HISTORICAL NARRATIVE

The Town of Eastham Assessor's records state that the building at 4850 State Highway was built in 1900, but deeds for the property can be traced reliably only to 1968, when Edna M. Walker sold property she had inherited from Lillie F. Dill.³ It has not been possible to determine how Dill, who lived with her husband George T. Dill south of this site, near 2390 State Highway, came to own the property, though tax records for 1947 and 1954 show her owning a 0.9-acre lot in assessors' block 32, now occupied by the building at 4850 State Highway. No building is recorded as being on the property at either time, and earlier tax records consistently show the Dills with only a house and various farm buildings on their 10.4-acre homestead lot. However, the 4850 State Highway building appears to be depicted on a 1939 plan for the realignment of State Highway, with a footprint similar to the building shown on a 1971 plan. Why tax records show no building on the lot in intervening years is a mystery.

In the 1800s the land occupied by the subject property almost surely belonged to the Horton family, who owned property on both sides of State Highway in this section since at least 1800. The 1858 Walling map of Eastham has "A. M. Horton's Nauset House" labeled in the vicinity of the subject property, the 1880 map depicts a building belonging to H. Horton here, and the 1910 Walker map depicts a building labeled O. W. Horton. (Obed W. Horton (1864-1933) was the son of Isaiah H. Horton (1835-1903), his wife was Rachel Witherell (1837-1916). Robert Ripley Horton 1856-1917 is the half-brother of Isaiah H 1835-1903. Their father, Isaiah H Horton, Sr. (1814-1874) had two wives; Isaiah H., Jr was a child of his first marriage, to Rebecca Higgins, while Robert Ripely was a child of his second marriage, to Louisa Doane.) However, no deed has been recorded in which any member of the Horton family transferred property to George T. or Lillie F. Dill. Born in Eastham in 1864, George Dill was a poultry farmer and the son of Eldad and Ruth Dill. In 1890 he married Lillie F. Moore, daughter of Winslow and Margaret Moore of Eastham, and his household in 1900 included his wife and their children Edna, born in 1891; Ruth, born in 1893; and Maynard, born in 1896. In 1910 Edna Dill married Eastham fisherman Stanley Walker, son of Abbott H. and Lillie Wiley Walker, and it is she who sold the .9-acre lot to Rudolf C. Westerman and Robert J. Erickson in 1968. Westerman and Erickson sold the property less than four months later to Eastham Mall, Inc., which in October 1969 sold it to Mallebarre Realty, which in 1971 submitted a plan showing the parcel as a "leased area."⁴

In 1974 Iver N. Johnson of Orleans bought 4850 State Highway, subdivided the parcel in 1976, and sold it to Angelo's Supermarkets in 1979. Founded in 1964 in Holbrook by the Tedeschi family, Angelo's was the largest supermarket chain in southeastern Massachusetts by the time Johnson sold the parcel to the company. However, opposition arose in Eastham to the

¹ Town of Eastham records, building permit issued Jan. 23, 2009, this permit included remodeling 2 bathrooms, but other interior remodeling was not specified on the permit form; however plans included indicate a complete modernization.

² Ibid, building permit issued April 18, 2008.

³ Edna M. Walker to Rudolf C. Westermann and Robert J. Erickson, 18 July 1968, Barnstable County Registry of Deeds (hereafter cited as BCD) 1408:194.

⁴ Rudolf C. Westermann and Robert J. Eastham to Eastham Mall Inc., 1 November 1968, BCD 1418:871; Eastham Mall to Mallebarre Realty, 17 October 1969, BCD 1452:673; "Plan of Land in Eastham, Mass. as Surveyed for Mallebarre Realty, Inc.," January 1971, Barnstable County Registry of Deeds Plan (hereafter cited as BCP) 244:121.

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prospect of a supermarket within the town, and in 1983 Angelo's sold the property. In 1999 4850 State Highway was sold to Nauset Pines LLC of Orleans, the current owner.⁵

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MAPS

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⁵ Capowack Trust to Iver N. Johnson, Orleans, 21 March 1974, BCD 2022:115; Iver N. and Eileen M. Johnson to Angelo's Supermarkets, 9 November 1979, BCD 3012:276; Angelo's Supermarkets, Rockland, to Ronald and Virginia Hilaire, Clifton NJ; Stanley and Elise A. Kunitz, New York NY; Dennis R. and Jacqueline E. Bunnell, 19 September 1983, BCD 3869:234; Lucille A. St. Aubin (fka Lucille Frazier) and Carol Anne St. Aubin, trustees St. Aubin Real Estate Trust, to Nauset Pines LLC, Orleans, 30 April 1999, BCD 12236:280. See also "Plan of Land in Eastham, Mass. for Iver N. Johnson," December 1976, BCP 309:19, and "Plan of Land in Eastham, Massachusetts Prepared for Angelo's Supermarkets, Inc.," 11 August 1983, BCP 376:62.

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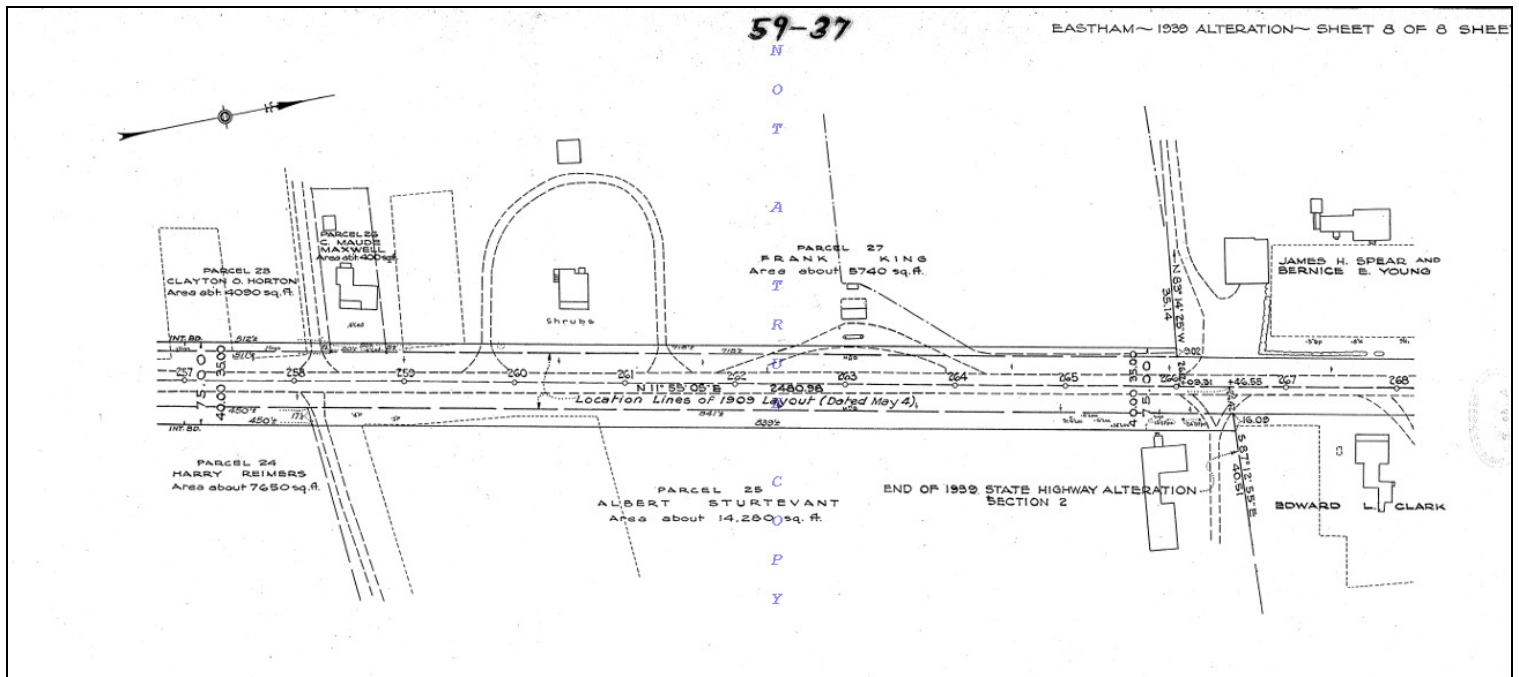
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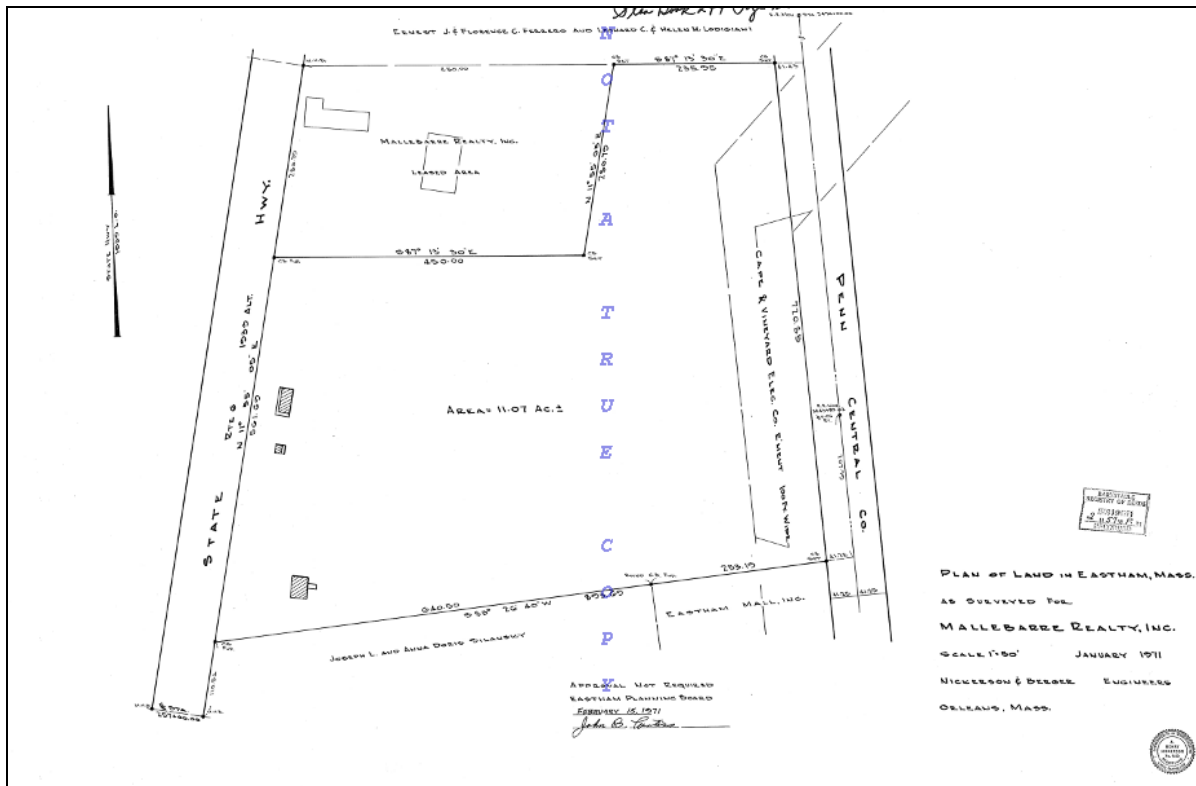
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SUPPLEMENTARY IMAGES



This 1939 plan of the realignment of State Highway in this section depicts 4850 State Highway as the unnumbered building below the highway ROW, left of lot marked "Edward L. Clark" (BCP 59:37).



The Mallebarre plan of 1971 (BCP 244:121) shows 4850 State Highway as the "leased area" at top.

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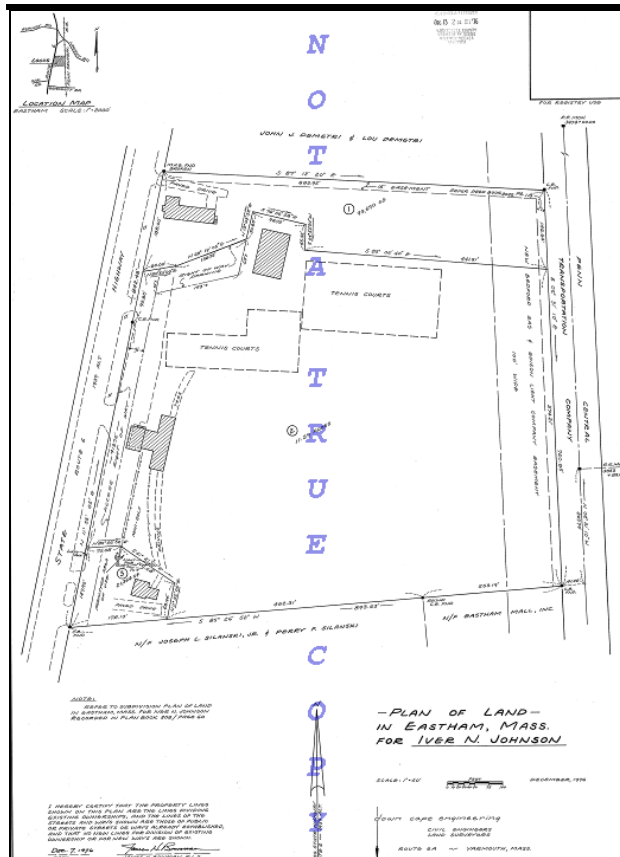
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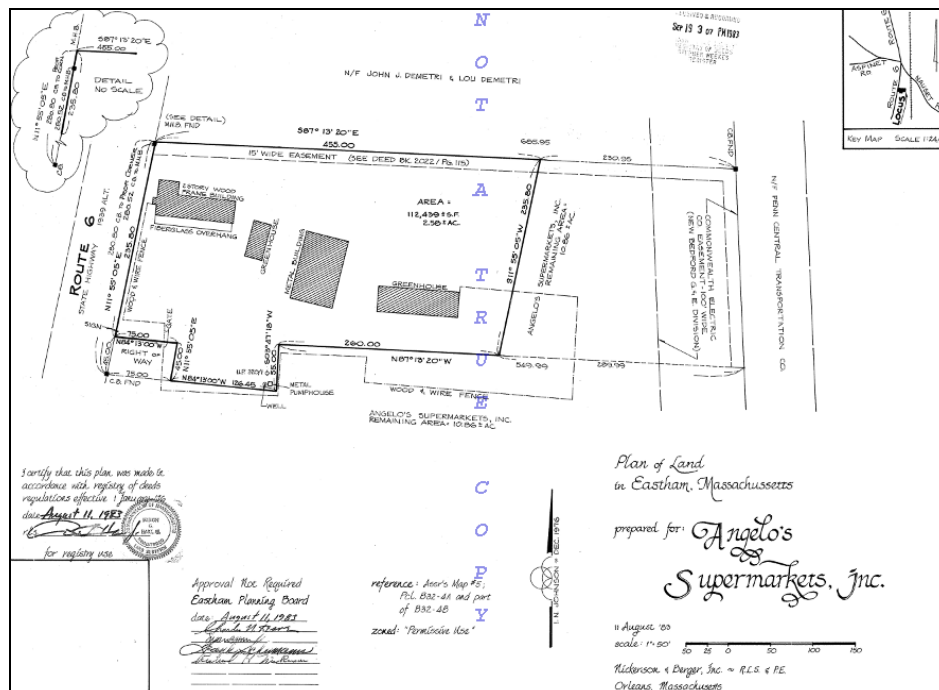
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The Johnson plan of 1976 (BCD 309:19) shows 4850 State Highway as the northernmost parcel and building.



Before selling the parcel in 1983 Angelo's Supermarkets recorded this plan, which shows the current configuration of the lot (BCP 276:62).

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PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



Sign along State Highway.



Aerial view from west (photo courtesy of Bing Maps online).



View from northwest.



View from west.

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View from southwest.